

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State:	7		
Program Progress:							
% of Funds Committed	88.62 %	93.62 %	7	92.07 %	26	24	
% of Funds Disbursed	82.92 %	87.02 %	7	84.14 %	36	36	
Leveraging Ratio for Rental Activities	4.9	4.38	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	82.99 %	94.68 %	7	81.45 %	23	27	
% of Completed CHDO Disbursements to All CHDO Reservations***	60.48 %	70.13 %	5	69.74 %	28	28	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.67 %	70.57 %	1	80.97 %	53	59	
% of 0-30% AMI Renters to All Renters***	30.56 %	33.85 %	3	45.50 %	27	24	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.44 %	98.55 %	1	95.55 %	50	53	
Overall Ranking:			In State:	4 / 7	Nationally:	43 39	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$14,920	\$26,067		\$26,831	180 Units	69.80 %	
Homebuyer Unit	\$32,192	\$12,424		\$15,029	74 Units	28.70 %	
Homeowner-Rehab Unit	\$65,608	\$11,808		\$20,806	4 Units	1.60 %	
TBRA Unit	\$0	\$3,442		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Joseph MO

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$83,134	\$55,443	\$65,608
State:*	\$122,862	\$82,384	\$15,792
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 0.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.95

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	89.4	74.3	75.0	0.0	Single/Non-Elderly:	15.1	27.0	50.0	0.0
Black/African American:	9.5	13.5	25.0	0.0	Elderly:	80.4	4.1	0.0	0.0
Asian:	0.0	1.4	0.0	0.0	Related/Single Parent:	3.9	35.1	50.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.6	31.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	1.4	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	2.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	1.4	0.0	0.0					
Asian/Pacific Islander:	0.6	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.6	6.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	82.1	16.2	50.0	0.0	Section 8:	21.8	0.0 [#]		
2 Persons:	13.4	20.3	25.0	0.0	HOME TBRA:	0.0			
3 Persons:	1.1	24.3	0.0	0.0	Other:	8.9			
4 Persons:	2.8	25.7	25.0	0.0	No Assistance:	69.3			
5 Persons:	0.0	6.8	0.0	0.0					
6 Persons:	0.6	2.7	0.0	0.0					
7 Persons:	0.0	2.7	0.0	0.0					
8 or more Persons:	0.0	1.4	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			35	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Joseph State: MO Group Rank: 43
 (Percentile)
 State Rank: 4 / 7 PJs Overall Rank: 39
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	82.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	60.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.67	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	99.44	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	2.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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